



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # 2019080167

TO: STATE CLEARINGHOUSE 1400 Tenth Street Sacramento, CA 95814 (916) 445-0613

FROM: STANISLAUS COUNTY Planning & Community Development 1010 10th Street, Suite 3400 Modesto, CA 95354 PHONE: (209) 525-6330 FAX: (209) 525-5911

Project Title Rezone and Williamson Act Cancellation Application No. PLN2019-0061 - Bronco Wine Company

Lead Agency Stanislaus County Planning and Community Development Contact Person Kristin Doud, Principal Planner Street Address 1010 10th Street, Suite 3400 Phone (209) 525-6330 City Modesto, CA Zip 95354 County Stanislaus

Present Land Use/Zoning/General Plan Designation:

PLU: Existing wine processing and storage facility, vineyard, almond orchard Zoning: P-D (336), A-2-40 (General Agriculture) GPD: Agriculture

Project Description:

Request to rezone three parcels, consisting of 157.98 acres, from Planned Development (P-D) (336) and A-2 (General Agriculture) to a new P-D to allow for an expansion of the Bronco Winery facilities wine making operations, including the construction of up to 190 wine storage tanks and seven shallow checks, and development of a new driveway, on two parcels 38.58 acres in size located northeast of the existing facility. A Williamson Act Cancellation of Contract Nos. 1972-0838 and 1974-1790 is required for the rezone of the 38.58 acres from A-2 to P-D. The portion of Bystrum Road along the west side of the existing facility is proposed to be abandoned and developed with a second rail spur to serve the facility.

Project Location

County Stanislaus County City/Nearest Community Keyes/Ceres Cross Streets East Keyes Road Zip Code 95307 Total Acres 157.98± Longitude/Latitude (degrees, minutes and seconds): 0 0 0 N / 0 0 0 W Assessor's Parcel Number 041-046-022, 041-046-012, and 041-046-013 Section 33 Twp. 4 Range 9 Base MDB&M Within 2 Miles: State Hwy # Waterways M.I.D. Lateral No. 8 & No. 6 / Stanislaus River Airports N/A Railways Union Pacific Schools

Local Public Review Period (to be filled in by lead agency)

Starting Date April 1, 2021 Ending Date May 4, 2021

Signature [Handwritten Signature] Date March 30, 2021

Document Type

- CEQA: [] NOP, [] Early Cons, [] Neg Dec, [x] Mit Neg Dec, [] Draft EIR, [] Supplement/Subsequent EIR, [] Other (NOE, NOC, NOD, etc.) NEPA: [] NOI, [] EA, [] Draft EIS, [] FONSI OTHER: [] Joint Document, [] Final Document, [] Other

Local Action Type

- [] General Plan Update, [] General Plan Amendment, [] General Plan Element, [] Community Plan, [] Specific Plan, [] Master Plan, [] Planned Unit Development, [] Site Plan, [x] Rezone, [] Prezone, [] Use Permit, [] Land Division (Subdivision, etc.), [] Annexation, [] Redevelopment, [x] Cancel Ag Preserve, [] Other

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

Development Type

- | | | | |
|---------------------------------------|--|---|---|
| <input type="checkbox"/> Residential | Units _____ Acres _____ | <input type="checkbox"/> Water Facilities | Type _____ MGD _____ |
| <input type="checkbox"/> Office | Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation | Type _____ |
| <input type="checkbox"/> Commercial | Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining | Mineral _____ |
| <input type="checkbox"/> Industrial | Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power | Type _____ Watts _____ |
| <input type="checkbox"/> Educational | _____ | <input type="checkbox"/> Waste Facilities | Type _____ MGD _____ |
| <input type="checkbox"/> Recreational | _____ | <input type="checkbox"/> Hazardous Waste | Type _____ |
| <input type="checkbox"/> OCS Related | _____ | <input checked="" type="checkbox"/> Other | Agricultural, access road, wine processing (623,013 sf) |

Project Issues Discussed in Document

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plan/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other |

Reviewing Agency Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that with an "S".

- | | |
|--|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Native American Heritage Commission |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> Caltrans District # _____ 10 _____ | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> S Regional WQCB # _____ 5 _____ |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Office of Public School Construction | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ 4 _____ | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |

Lead Agency (Complete if applicable):

Agency/Jurisdiction: Stanislaus County Planning
 Address: 1010 10th Street, Suite 3400
 City/State/Zip: Modesto, CA 95354
 Contact: Kristin Doud, Principal Planner
 Phone: (209) 525-6330

Applicant: Bronco Wine Company

Address: 6342 Bystrum Road
 City/State/Zip: Ceres, CA 95307
 Phone: (209) 272-3000